

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: SP 2-6-04 Davie Shopping Center, 4701 University Drive/Generally located at the southwest corner of Griffin Road and University Drive

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 2-6-04 Davie Shopping Center 4701 University Drive (B-2)

REPORT IN BRIEF:

The applicant requests approval of the site plan modification for a new façade for the Davie Shopping Center, located at the southwest corner of Griffin Road and University Drive. The property is 11.85 acres (515,988 square feet) and the shopping center is 103,490 square feet including two (2) outparcels. The proposal is to replace the existing western theme façade with a new Florida vernacular style façade. The roofline is being raised to the greatest extent structurally possible to assist in screening roof top equipment, and different parapet heights are being used to break down the mass of the building. It has textured stucco finish with decorative medallions, and decorative lighting, awnings, and Bahama shutters. The color scheme consists of a mix of medium crème, light crème and green wall, gold columns with terra cotta column bases, accented by light green towers.

Access and parking area are unchanged. The center has 535 parking spaces with 514 being required. While parking configuration does not conform to current Land Development Code standards, the Code does not require these to be modified since the current use of the premises is a permitted use and no change to the use of the site is proposed. All existing signage will be removed and replaced with signs that conform to the current Code. The site plan indicates that national tenants will be permitted to have signage in accordance with their copyrights and local tenants will have white letters with dark bronze trim. Additionally, under canopy signs are being employed.

The new façade for this shopping center is compatible with both existing and allowable uses on the adjacent properties. In particular, it is consistent with the designated Florida vernacular architectural style of the Griffin Corridor District to the east. To the north is Griffin Road then the C-11 Canal, to the south is the existing Atrium Center that has a modern architectural style, and to the west is vacant land.

PREVIOUS ACTIONS: None

CONCURRENCES: At the April 27, 2004, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Aitken, to approve subject to the planning report. (Motion carried 3-0, Chair Aucamp was absent for the motion and Mr. Engel was absent from the meeting.)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition the following conditions shall be met prior to final site plan approval by staff:

1. Provide a landscape plan designed, signed, and sealed by a certified Florida Landscape architect for review and approval.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

Owner:

Name: The Prudential Insurance Company of America
Address: 1541 Sunset Drive, Suite 300
City: Coral Gables, FL 33143
Phone: (305) 666-2140

Agent:

Name: Charles Putman & Associates
Address: 4722 NW Boca Raton Boulevard, Suite C-106
City: Boca Raton, FL 33431
Phone: (561) 994-6411

Background Information

Application History: The Site Plan Committee recommended approval on April 27, 2004.

Application Request: Approval of the site plan modification for a new façade for the Davie Shopping Center.

Address/Location: 4701 University Drive/Generally located at the southwest corner of Griffin Road and University Drive.

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use: 103,490 square foot shopping center

Parcel Size: 11.85 acres (515,988 square feet)

Surrounding Uses:

North: Griffin Road, C-11 Canal
South: The Atrium Center
East: University Drive, Eckerd's Pharmacy,
Vacant, Midas Muffler

Surrounding Land

Use Plan Map Designations:

Recreation and Open Space
Commercial
Commercial

West: Vacant (former site of Davie Auto Sales) Commercial

Surrounding Zoning:

North: RS, Recreation and Open Space District

South: B-3, Planned Business Center District

East: Griffin Corridor District, University Drive Node

West: B-2, Community Business District

Zoning History

Related Zoning History: The Griffin Corridor District Land Development regulations were adopted on February 2, 2000.

Previous Requests on same property: Available records indicate the Future Land Use Plan Map designation and zoning classification were in place since the Town's incorporation.

The site plan, Davie Shopping Center, was approved on November 2, 1977.

The plat, Davie Shopping Center, was approved on March 1, 1978.

The site plan modification, for a covered walkway in front of Publix, was approved on November 28, 1989.

Applicable Codes and Ordinances

§12-24 (5) Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community.

§12-39 Nonconforming buildings and structures. The lawful existence of a structure or building at the effective date of adoption of these regulations, although such structure or building does not conform to the property development regulations of these regulations for minimum lot area and dimension, minimum yard setback requirements, maximum building height, total floor area, lot coverage and minimum floor area requirements or other characteristics of the structure, or its location on the lot, may be continued so long as it remains otherwise lawful.

§12-208 (A) Requirements for off-street parking.

(15) Medical, dental, chiropractic, etc. clinics: One space for each two hundred (200) square feet of gross floor area.

(27) Requirements for off-street parking. Restaurant, drive-in, fast food and takeout. One (1) space for each fifty (50) square feet of gross floor area and shall be exclusive of required drainage and/or septic tank and septic drainage areas.

(28) Requirements for off-street parking. Restaurants (general, specialty). One (1) space for each eighty (80) square feet of dining area. For the purpose of this section, restaurants that serve beer and or liquors having more than 10 percent of the seating around a bar shall adhere to the parking requirements for bar, etc.

(29) (a) (2) Requirements for off-street parking, Shopping centers 50,000 square feet to 400,000 square feet, then one (1) space for each two hundred and twenty-five (225) square feet of gross floor area (allowing up to 10 percent office and 5 percent restaurants/bars).

§12-374 Modification of site plan.

(A) Any material change in use of buildings, land or water, or institution of new uses, or alteration of or addition to buildings or structures, or erection of new buildings or structures that is not the result of conditions, stipulations, deed and use restrictions or representations imposed by town council during the approval of a Development Order shall be in accordance with a new or modified site plan conforming with and approved pursuant to the preceding provisions.

(B) An amendment shall be considered a non-material modification if in compliance with each of the following limitations:

(13) Changes that do not substantially decrease the value of or substantially change the character of any improvement or amenity.

(C) Upon considering whether a modification has met the criteria to be deemed a non-material modification, the director of the development services department, or their designee, shall render a decision as to whether the modification shall be reviewed by the town staff and/or the site plan committee. The director shall have the discretionary authority to require town council review of any modification whether non-material or material.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The applicant requests approval of the site plan modification for a new façade on the Davie Shopping Center, located at the southwest corner of Griffin Road and University Drive. The property is 11.85 acres (515,988 square feet) and the shopping center is 103,490 square feet including the two (2) outparcels.
2. *Architecture:* The proposal is to replace the existing western theme façade with a new Florida vernacular style façade. The roofline is being raised to the greatest extent structurally possible to assist in screening roof top equipment, and different parapet heights are being used to break down the mass of the building. It has textured stucco finish with decorative medallions, and decorative lighting, awnings, and Bahama shutters. The color scheme consists of a mix of medium crème, light crème and green wall, gold columns with terra cotta column bases, accented by light green towers.
3. *Access and Parking:* Access and parking area are unchanged. The center has 535 parking spaces with 514 being required. While parking configuration does not conform to current Land Development Code standards, the Code does not require these to be modified since the current use of the premises is a permitted use and no change to the use of the site is proposed.
4. *Lighting:* There are no changes proposed for the site's lighting.
5. *Signage:* All existing signage will be removed and replaced with signs that conform to the current Code. The site plan indicates that national tenants will be permitted to have signage in accordance with their copyrights and local tenants will have white letters with dark bronze trim. Additionally, under canopy signs are being employed.
6. *Landscaping:* The landscaping proposed on the site plan cannot be approved since the proposal was designed, signed, and sealed by the architect and a certified Florida landscape architect may only perform this type of work.
7. *Drainage:* The subject property lies within Central Broward Water Control District. No changes to the site drainage are proposed.
8. *Compatibility:* The new façade for this shopping center is compatible with both existing and allowable uses on the adjacent properties. In particular, it is consistent with the designated Florida vernacular architectural style of the Griffin Corridor District to the east. To the north is Griffin Road then the C-11 Canal, to the south is the existing Atrium Center that has a modern architectural style, and to the west is vacant land.
9. *Temporary Uses:* A temporary construction trailer is proposed to be placed appropriately in the rear parking lot. Approval of the site plan shall be deemed as the

approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Significant Development Review Agency Comments

Planning and Zoning: Provide new elevations that reflect the unique character of the Town of Davie and correct the parking data.

Staff Analysis and Findings of Fact

The proposed façade renovation is in conformance with all applicable Code and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition the following conditions shall be met prior to final site plan approval by staff:

1. Provide a landscape plan designed, signed, and sealed by a certified Florida Landscape architect for review and approval.

Site Plan Committee Recommendation

At the April 27, 2004, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Aitken, to approve subject to the planning report. (Motion carried 3-0, Chair Aucamp was absent for the motion and Mr. Engel was absent from the meeting.)

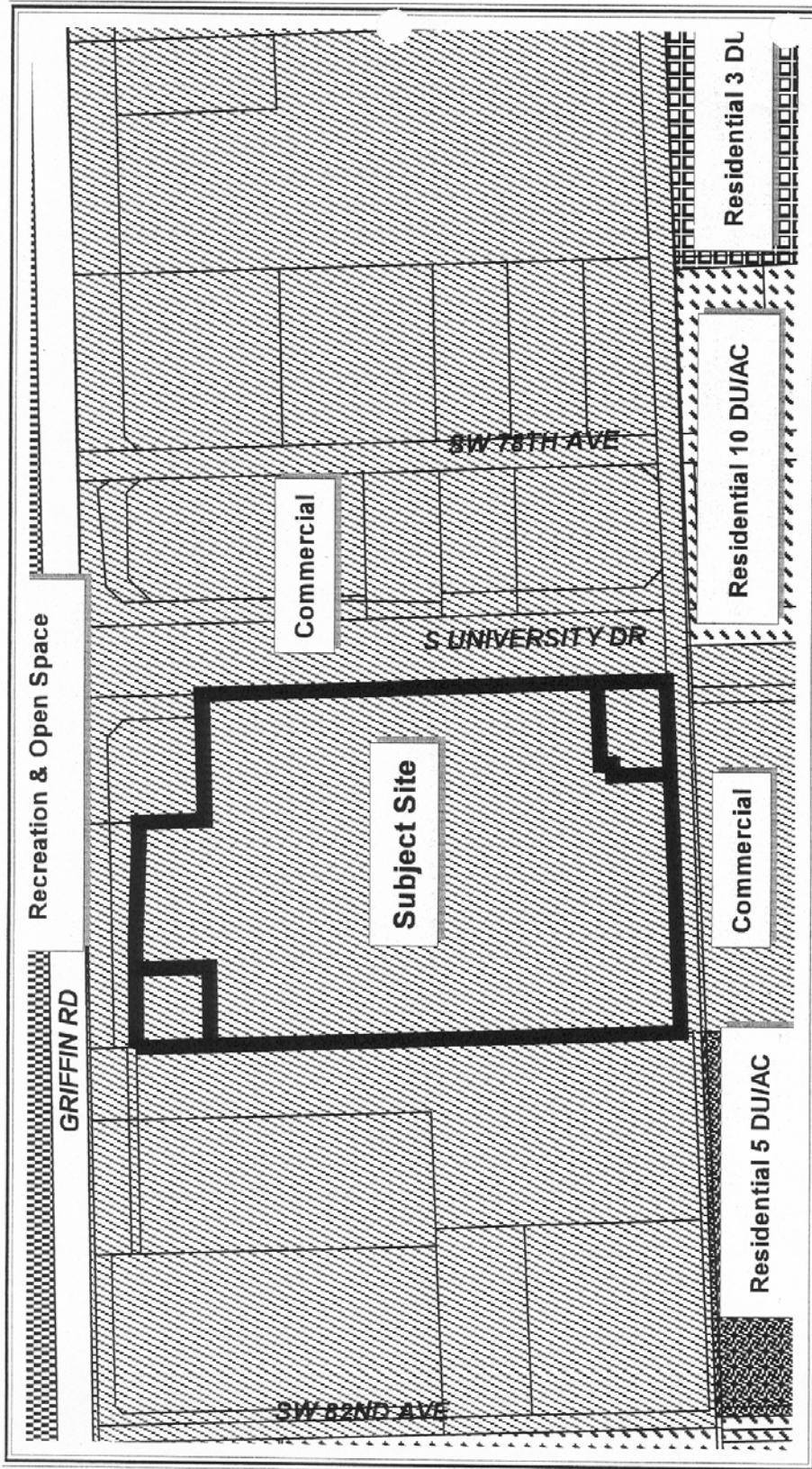
Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



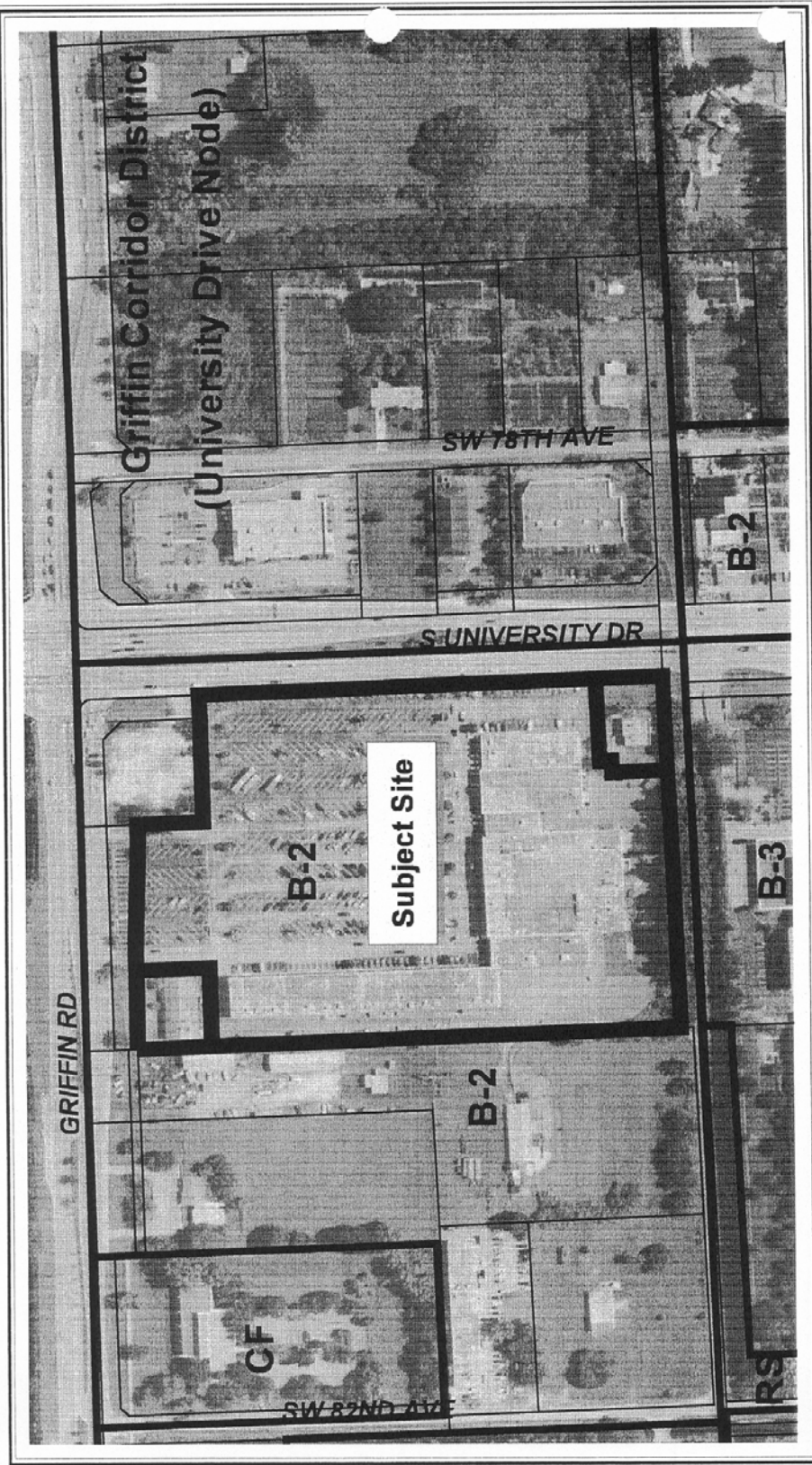
Date Flown:
12/31/00



Prepared By: CMIG
Date Prepared: 4/22/04

Planning & Zoning Division - GIS

Site Plan SP 2-6-04
Davie Shopping Center
Zoning and Aerial Map



Date Flown:
12/31/00



Planning & Zoning Division - GIS



Site Plan SP 2-6-04 **Davie Shopping Center** **Zoning and Aerial Map**

Prepared By: CMG
Date Prepared: 4/22/04

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